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0-COVER SHEET		
A-000	Cover Sheet	06/11/14
1-CIVIL		
C-001	Civil Site Plan	06/11/14
2-LANDSCAPE		
L-001	Landscape Plan	06/11/14
3-ARCHITECTURAL		
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A-100	1st & 2nd Floor Plans	06/11/14
A-101	3rd Floor & 4th Floor	06/11/14
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A-300	Building Elevations	06/11/14
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SHD	SHADOW STUDY	07/29/14
Z-001	SITE CONTEXT	07/29/14



PROPOSED 508 SOMERVILLE AVE RESIDENCES

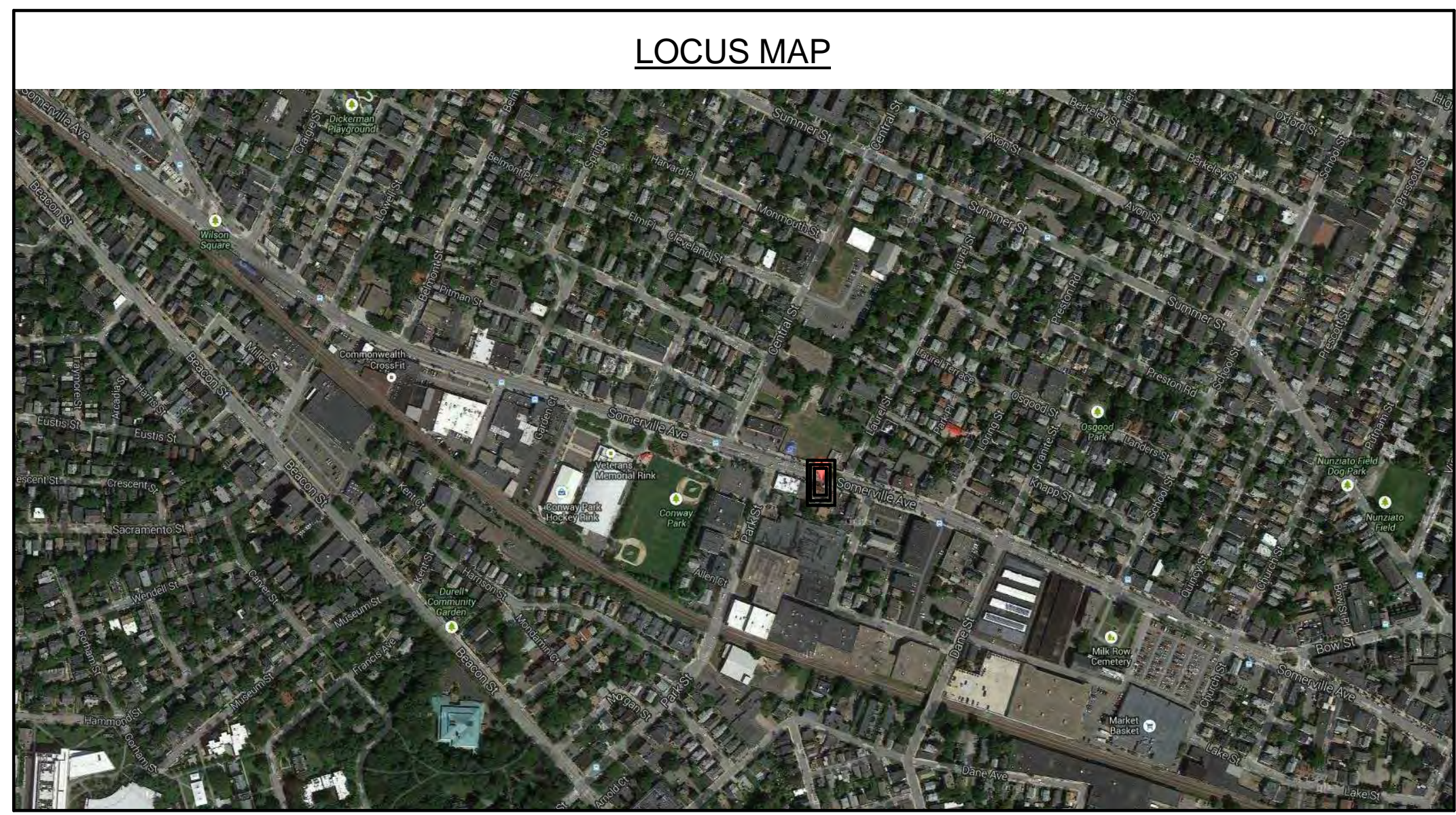
07-29-2014 SUBMISSION

CLIENT
508 Somerville Avenue LLC

ARCHITECT
KHALSA DESIGN INC.
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143
T:(617)-591-8682

LANDSCAPE ARCHITECTS
Blair Hines Design Associates, LLC
318 Harvard Street suite 25
Brookline, MA 02446
T: 617-735-1180
F: 617-608-5025

CIVIL ENGINEER
Columbia Design Group, LLC
Consulting Engineers
14 Upham Avenue
Boston, MA 02125
T: 617-506-1474
F: 617-507-7740



PROJECT NAME

508 SOMERVILLE AVE

PROJECT ADDRESS
508
SOMERVILLE AVE,
SOMERVILLE, MA

CLIENT

**508 Somerville
Avenue LLC**

ARCHITECT
KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION



Project number	13083
Date	07/11/14
Drawn by	MT/MR/CC
Checked by	JSK
Scale	

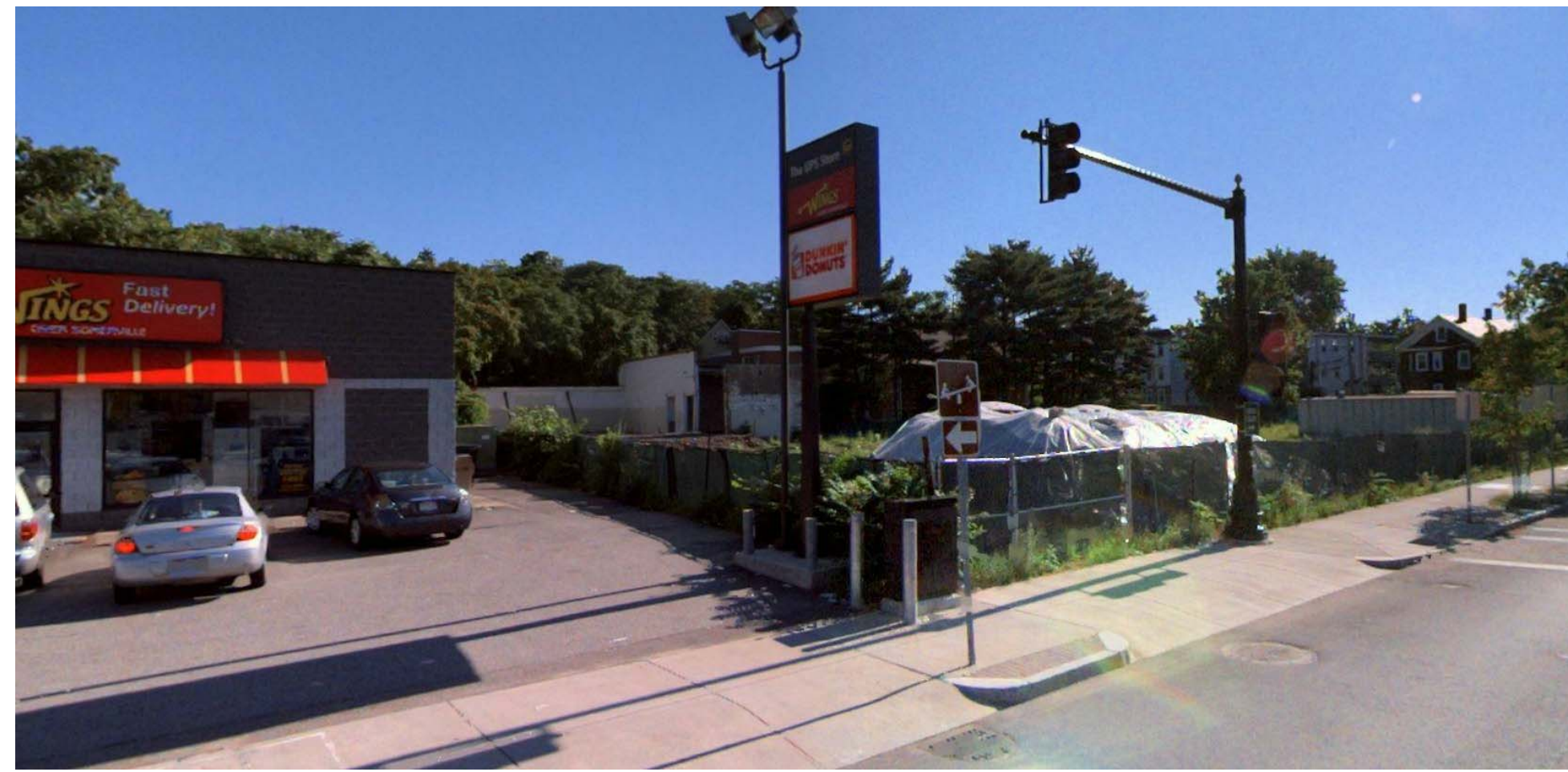
REVISIONS

No.	Description	Date

Cover Sheet

A-000

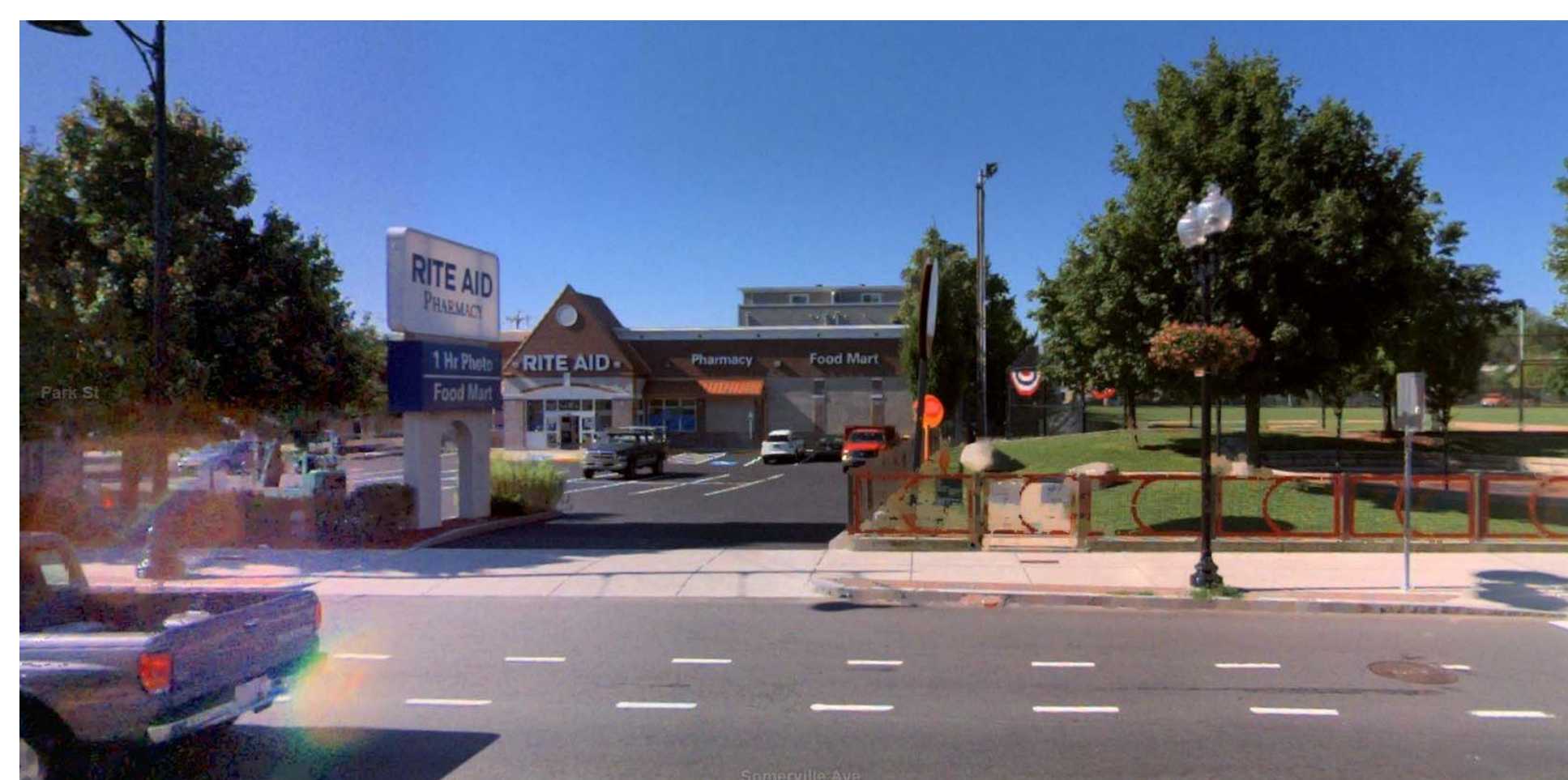
508 SOMERVILLE AVE



1



2



3



4



5



6



7



8

PROJECT NAME

508 SOMERVILLE AVE

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508
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SOMERVILLE, MA

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17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION



Project number 13083
Date 03/05/14
Drawn by MT
Checked by KDI
Scale

REVISIONS

No.	Description	Date

Site Context

Z-001

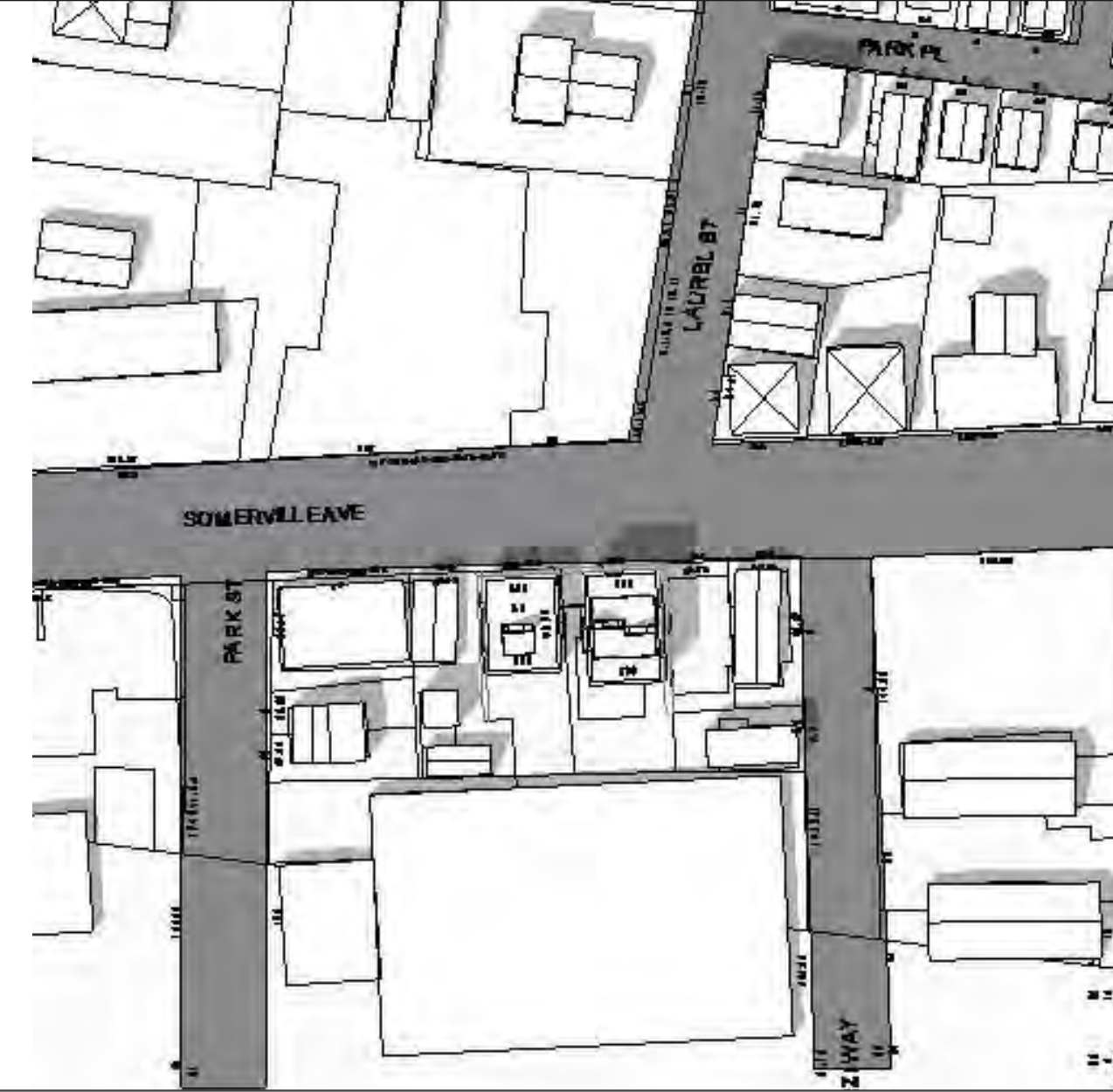
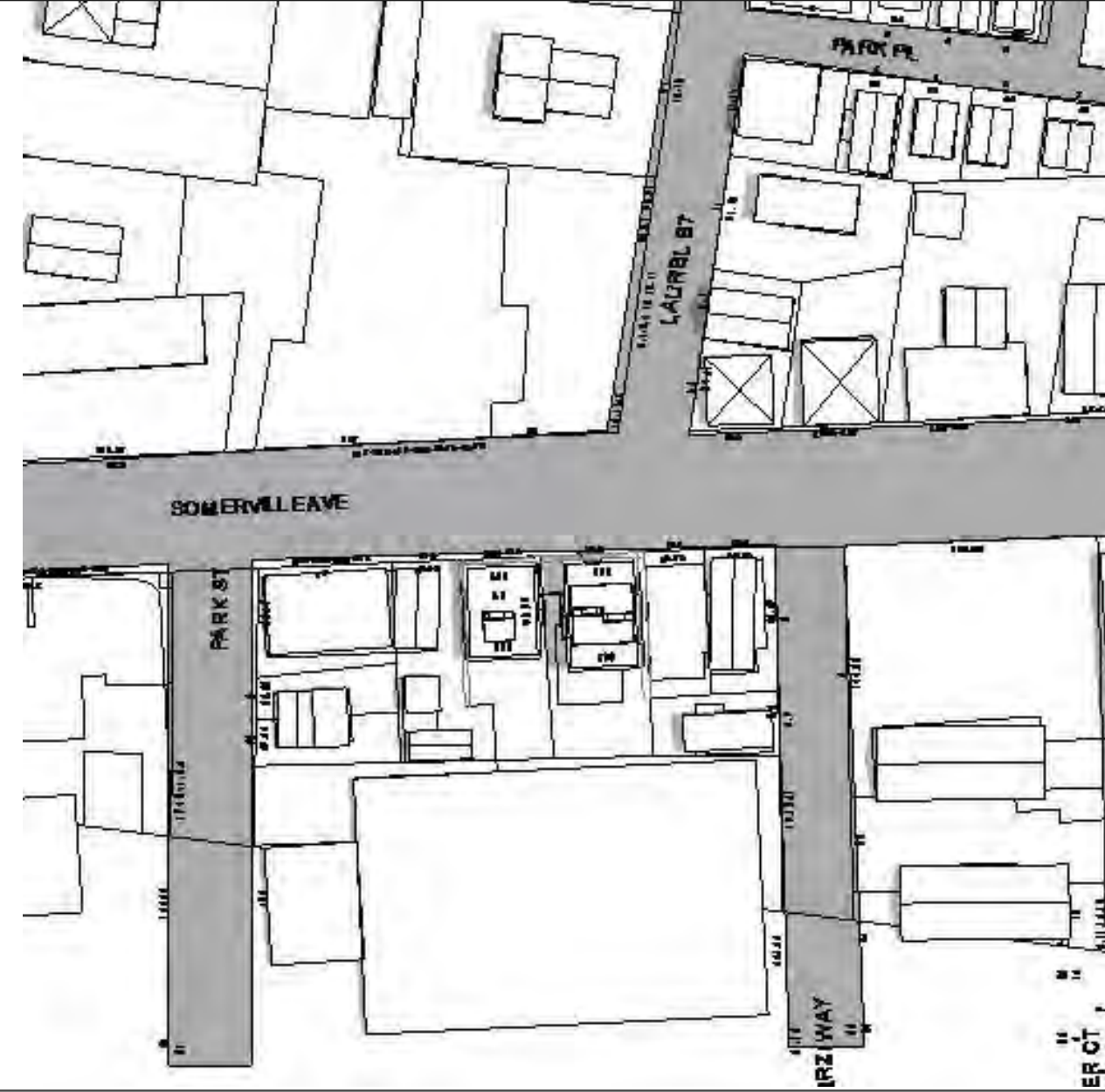
508 SOMERVILLE AVE

MORNING (9-10 AM)

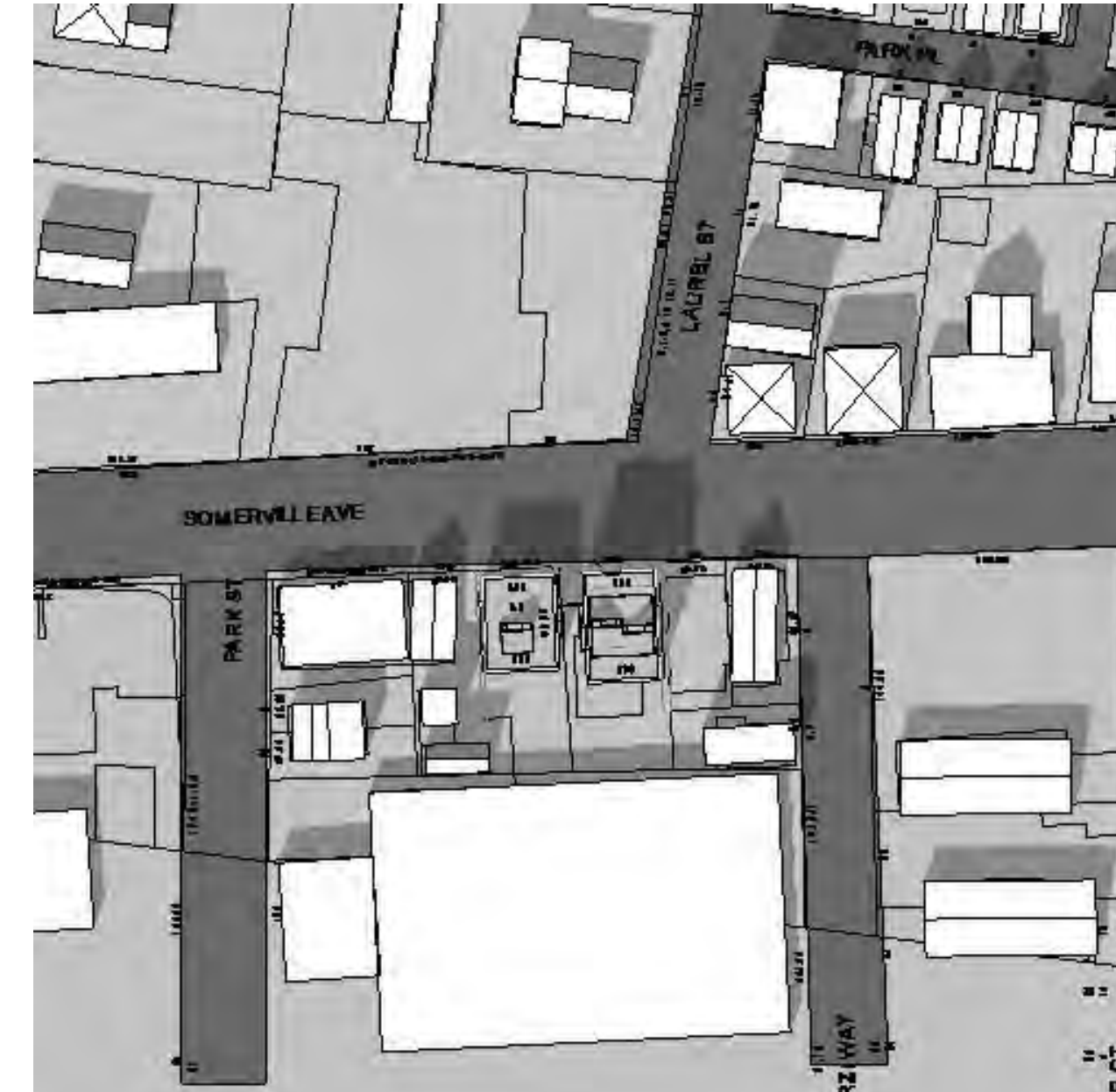
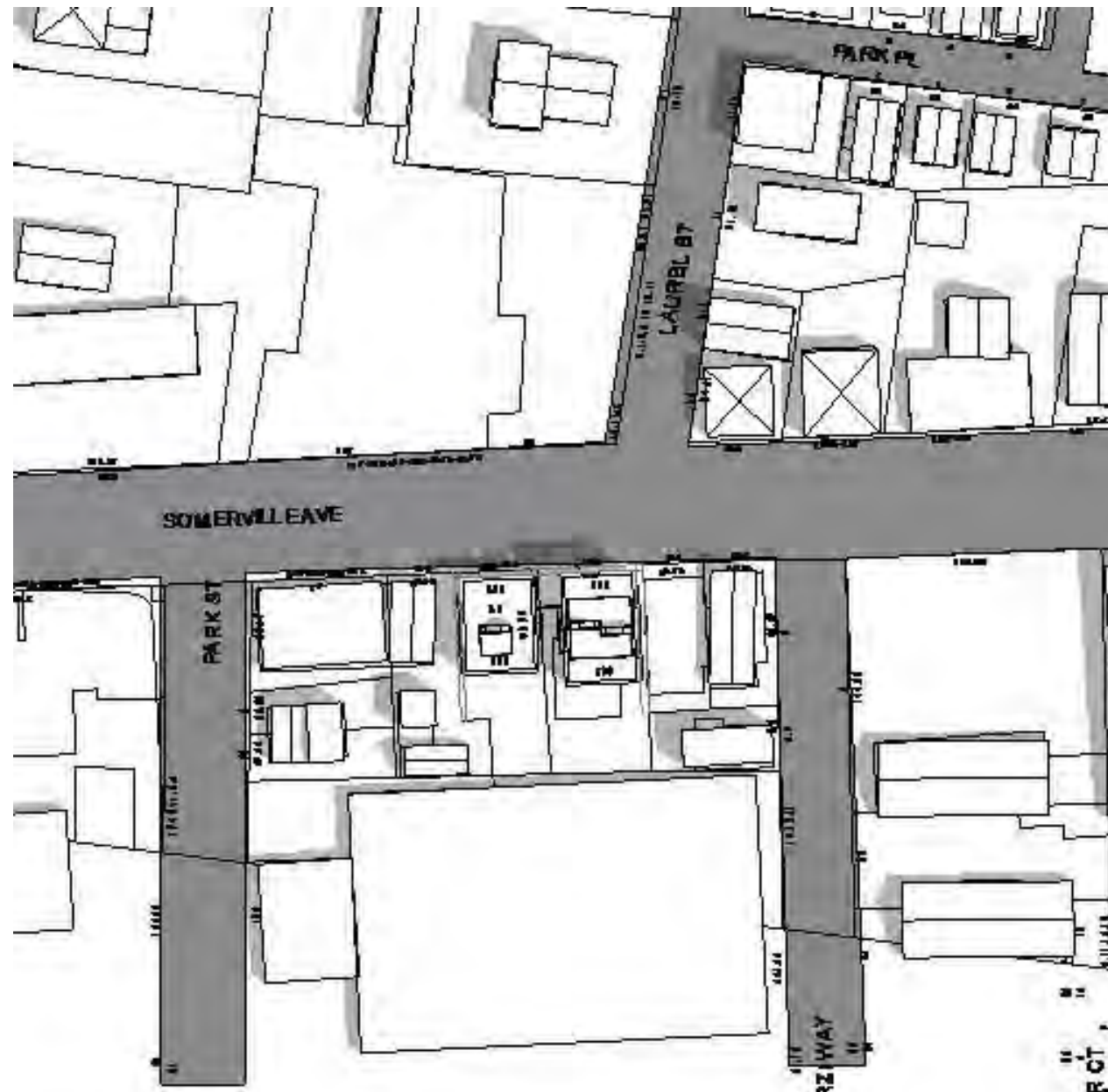
NOON (12 AM-1 PM)

AFTERNOON (3-4 PM)

SUMMER SOLSTICE



FALL / SPRING EQUINOX



WINTER SOLSTICE



PROJECT NAME

508-510 Somerville Ave

PROJECT ADDRESS
508-510 Somerville Ave
SOMERVILLE, MA

CLIENT

508 Somerville Ave
LLC

ARCHITECT

KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION



Project number 13083.13084
Date 02-20-2014
Drawn by CC
Checked by JSK
Scale 1/2" = 1'-0"

REVISIONS

No.	Description	Date

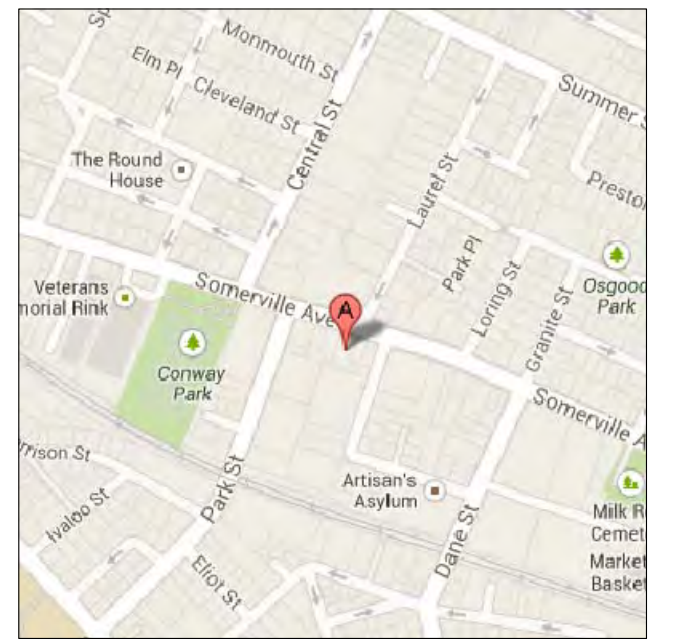
SHADOW STUDY

SHD

508-510 Somerville Ave

Civil Site Plan

508-510 Somerville Ave.
Somerville, MA



REFERENCES:
SURVEY: Land Mapping Inc. on 11/18/13

ARCHITECT: KDI, Somerville MA
LA: Blair Hines Design Associates, LLC

MATERIALS:
STORM DRAIN: 8" PVC ASTM D3034-SDR 35
SIZE AS NOTED ON PLANS
(1% MINIMUM SLOPE)
ROOF DRAINS: 6" PVC SCHED. 40 (TYP.) OR IF
LESS THAN 18" COVER UNDER PARKING SCH.80
SEWER: 6" SEWER & 6" WASTE - PVC ASTM
D3034-SDR 35 (2% MIN. SLOPE)
WATER: 4" DUCTILE IRON CEMENT LINED
(CLASS 56)
2" COPPER TUBING TYPE K
(MINIMUM OF 5 FEET BELOW GRADE)

OPERATIONS AND MAINTENANCE
1. STORMTECH: THE PROPOSED UNDERGROUND INFILTRATION SYSTEMS HAVE INSPECTION PORTS THAT CAN BE USED TO OBSERVE ANY EXCESSIVE BUILD UP OF SEDIMENTS OR STANDING WATER. INSPECTIONS ARE TO BE PERFORMED AFTER EVERY MAJOR STORM DURING FIRST THREE MONTHS AND TWICE PER YEAR THEREAFTER. REMOVAL OF SEDIMENT, IF REQUIRED, TO BE PERFORMED BY A MAINTENANCE COMPANY FAMILIAR WITH THE SYSTEM DESIGN.
2. CATCH BASIN: SHALL BE INSPECTED TWICE PER YEAR AND CLEANED OF DEBRIS AS NEEDED.

No.	Date	Comment
#1	3-4-14	Add proposed contours per City Engr.
#2	7-7-14	Updates to landscape per comments
#3	7-9-14	Revisions to storm drainage (100 yr)

Columbia Design Group, LLC
Consulting Engineers

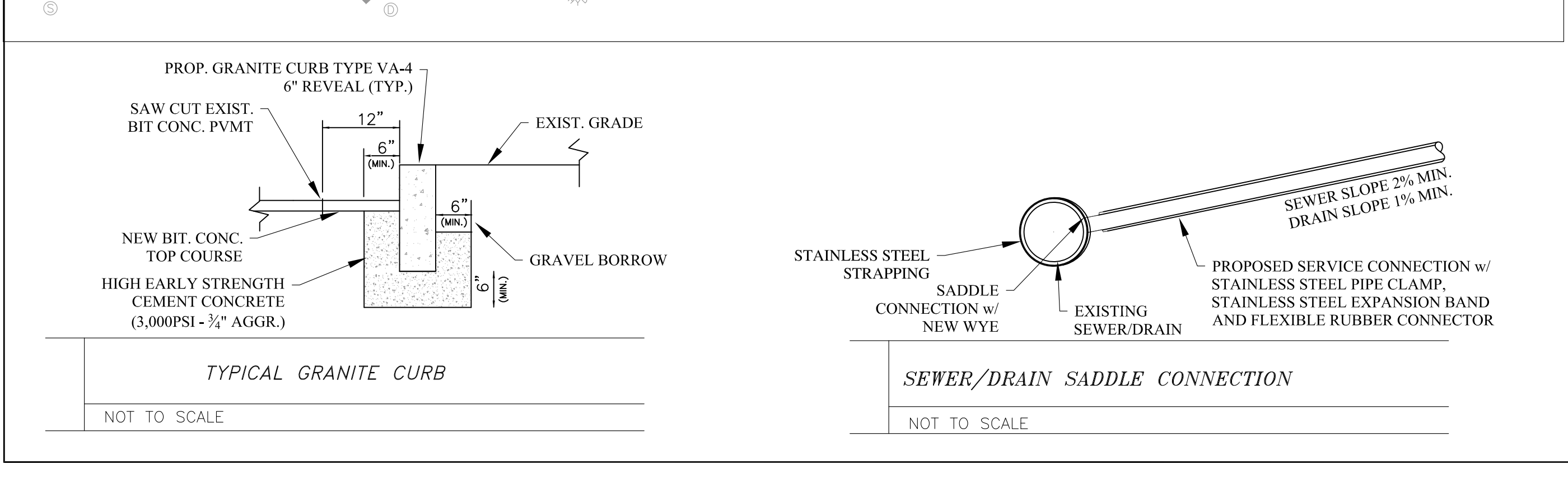
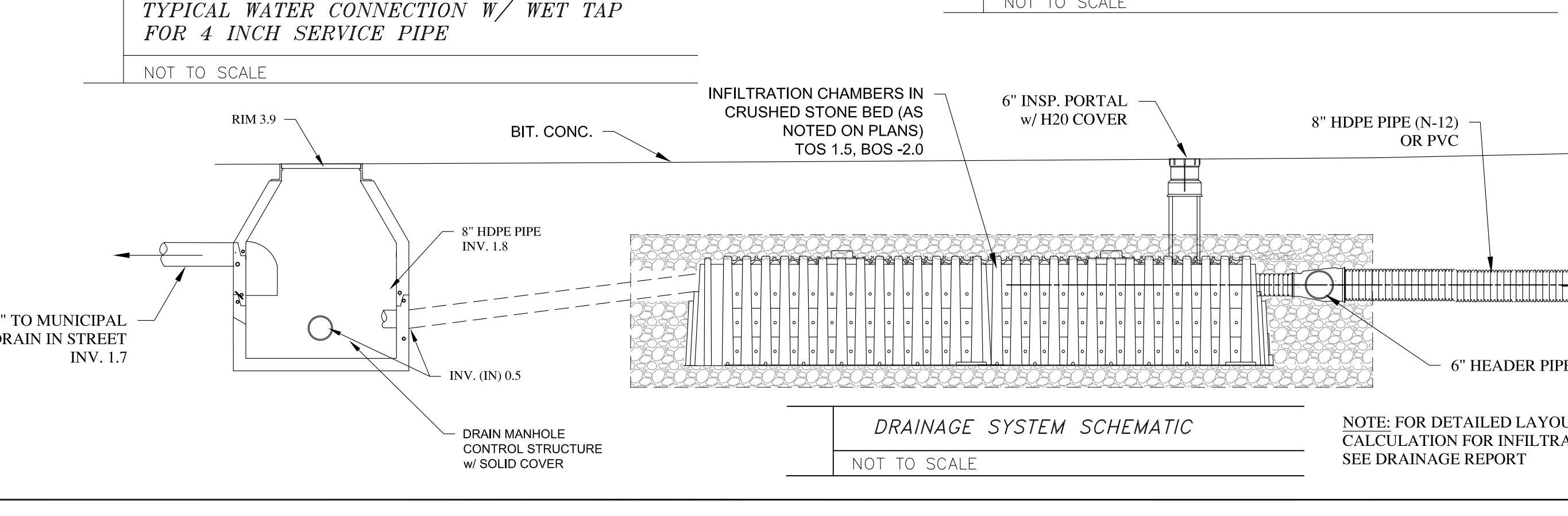
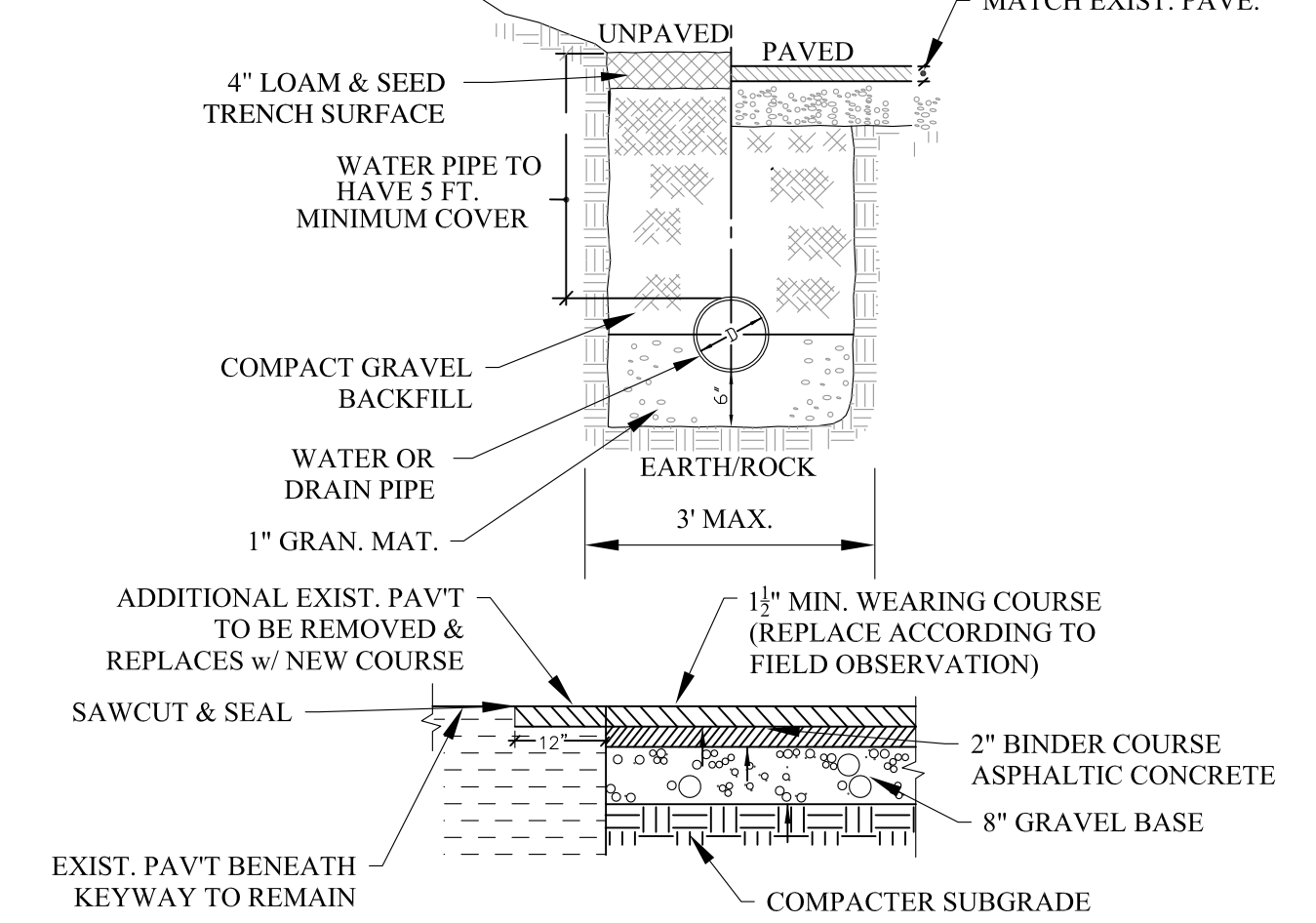
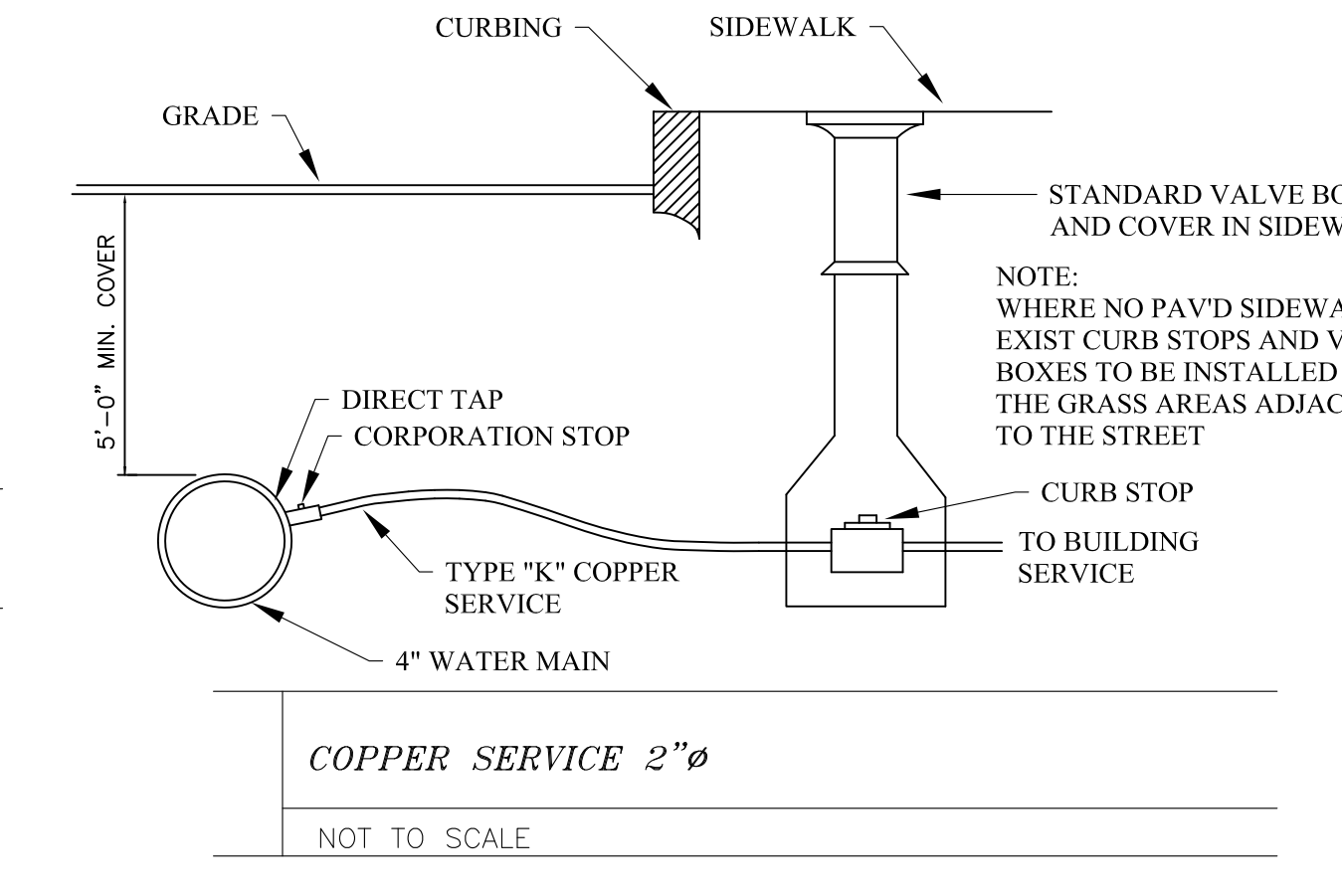
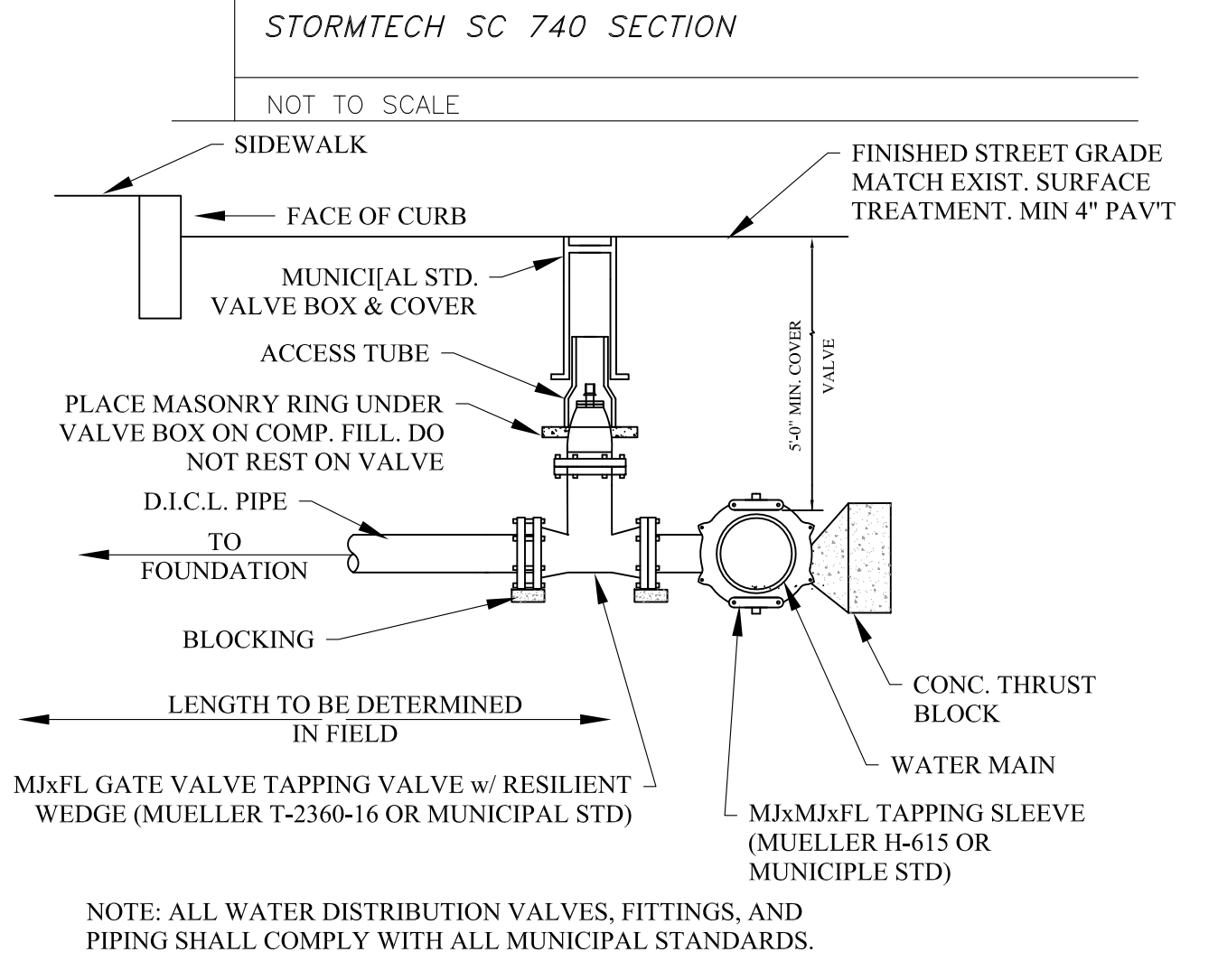
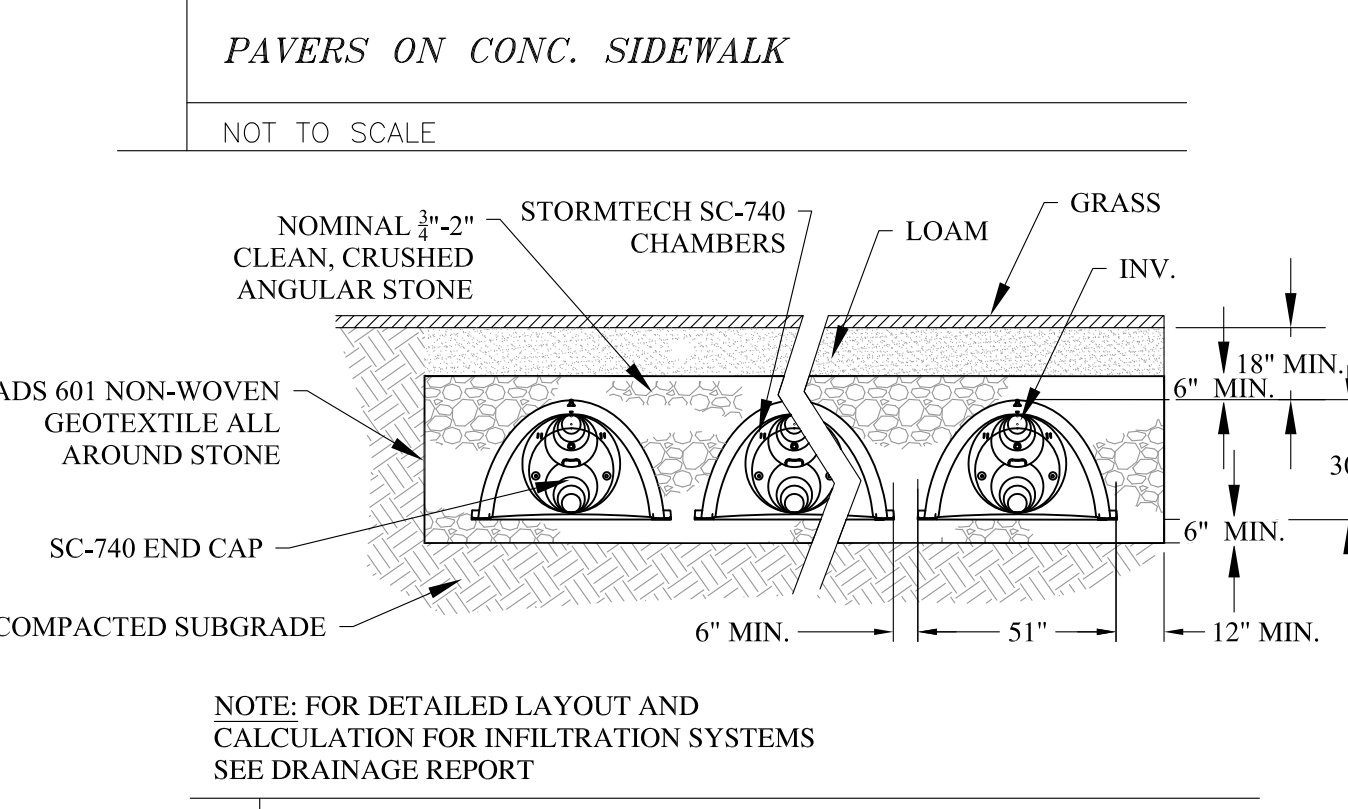
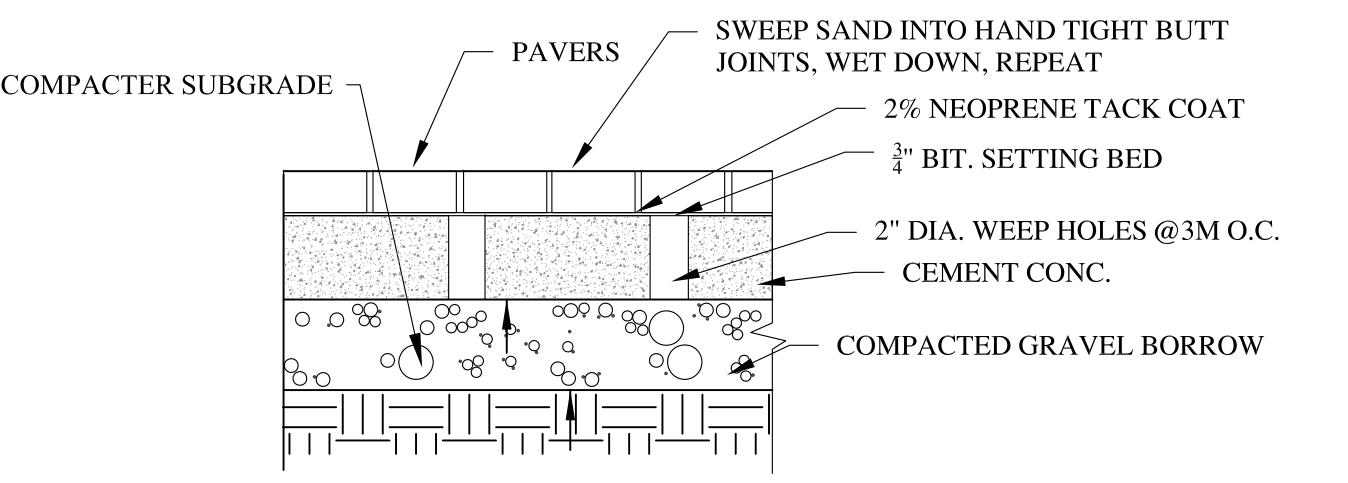
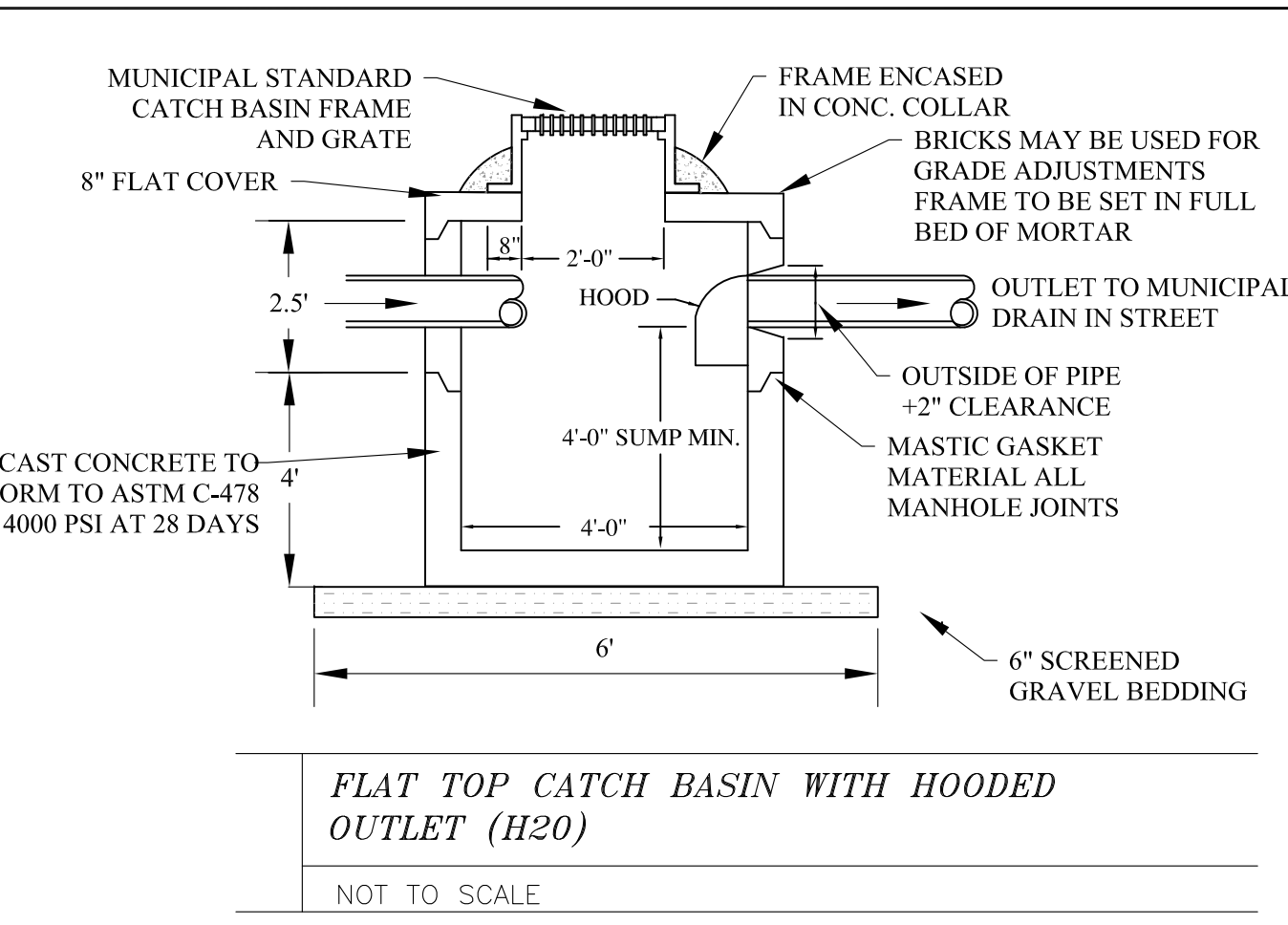
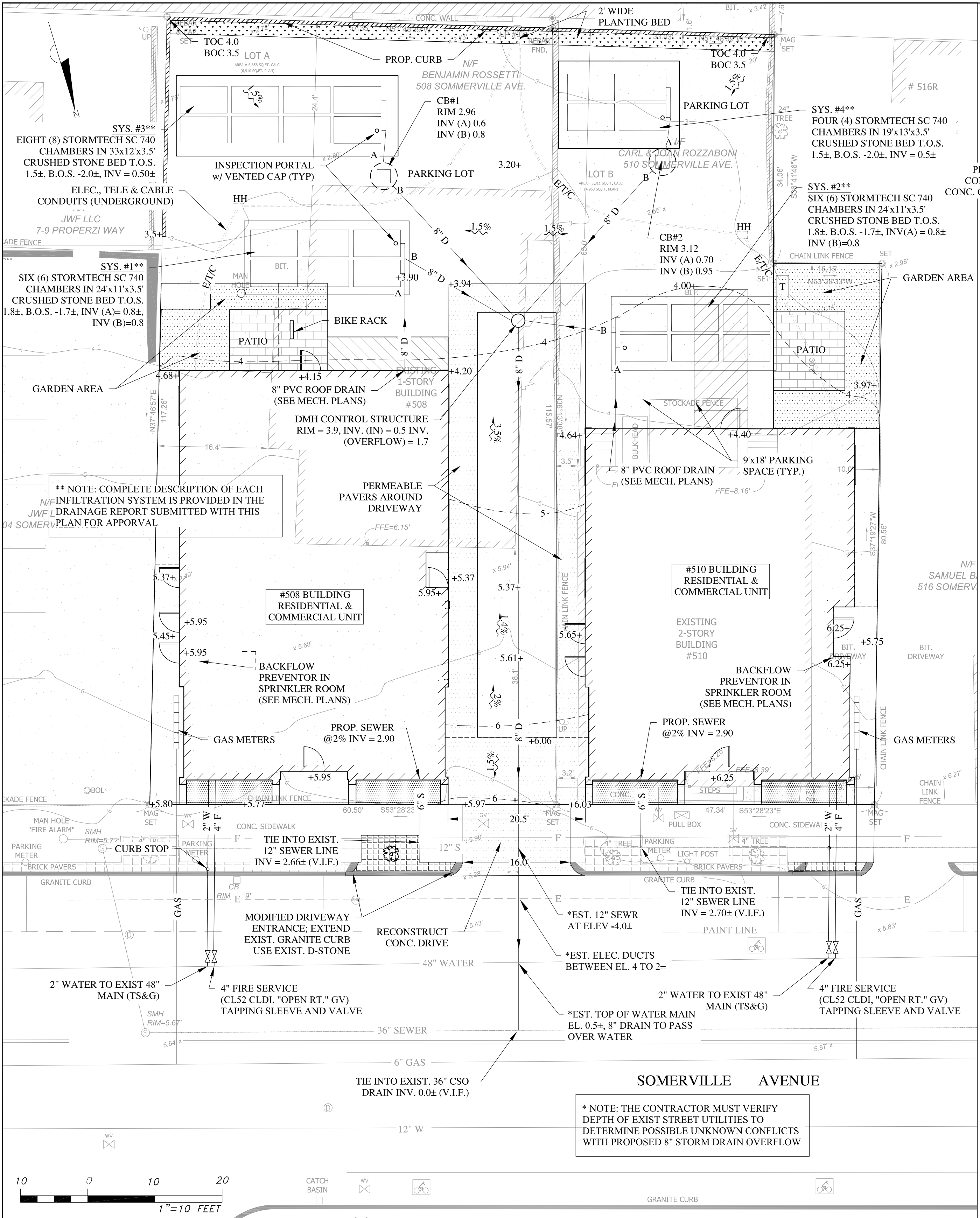
14 Upham Avenue
Boston, MA 02125
(T) 617.506.1474 (F) 617.507.7740

508-510 Somerville Ave.
Somerville

Date: February 19, 2014 Scale: 1" = 10'

Project No.: 2013-170 Drawing by: NG/PJ

C-1



PLANT LIST
KEY QTY LATIN NAME

TREES

KEY	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
GB	1	Ginkgo biloba	Maidenhair tree	2.5-3" cal.	B&B, male
BN	2	Betula nigra 'Heritage'	Riverbirch	2.5-3" cal.	B&B

SHRUBS/VINES

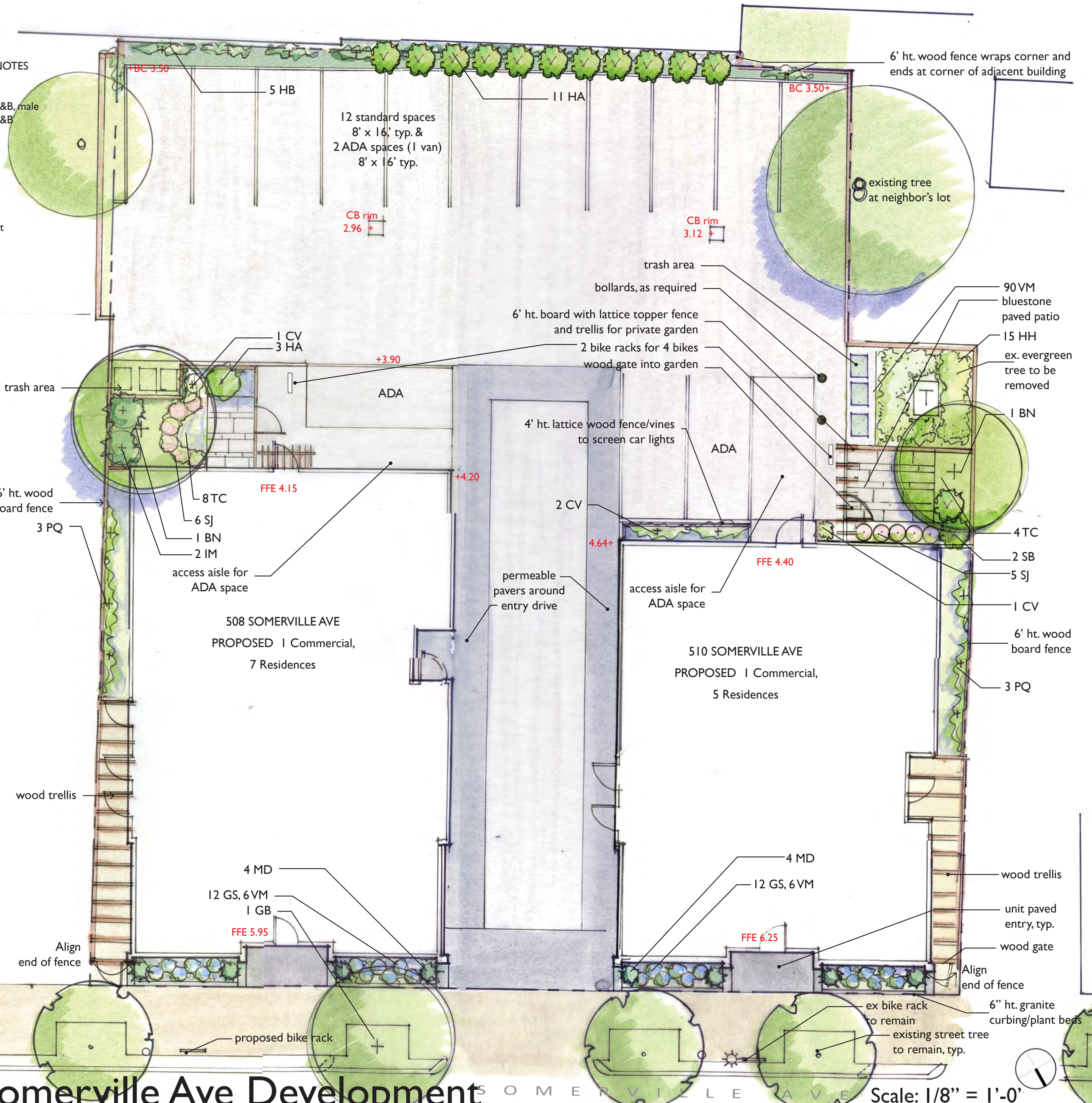
KEY	QTY	LATIN NAME	COMMON NAME	SIZE
CV	4	Clematis virginiana	Virgin Bower's Vine	2 gal. pot
HA	14	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	24" ht.
HB	5	Hedera helix 'Baltica'	Baltic Ivy	2 gal. pot
HH	15	Hemerocallis 'Happy Return'	Happy Return Daylily	2 gal. Pots
IM	2	Ilex meservae 'China Girl'	Holly	36" ht.
MD	8	Microbiota decussata	Microbiota	18" ht., 2 gal pot
PQ	6	Parthenocissus quercifolia	Virginia Creeper	2 gal.
SB	2	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer	24" ht.
SJ	11	Spiraea japonica 'Little Princess'	Little Princess Spirea	18" ht.

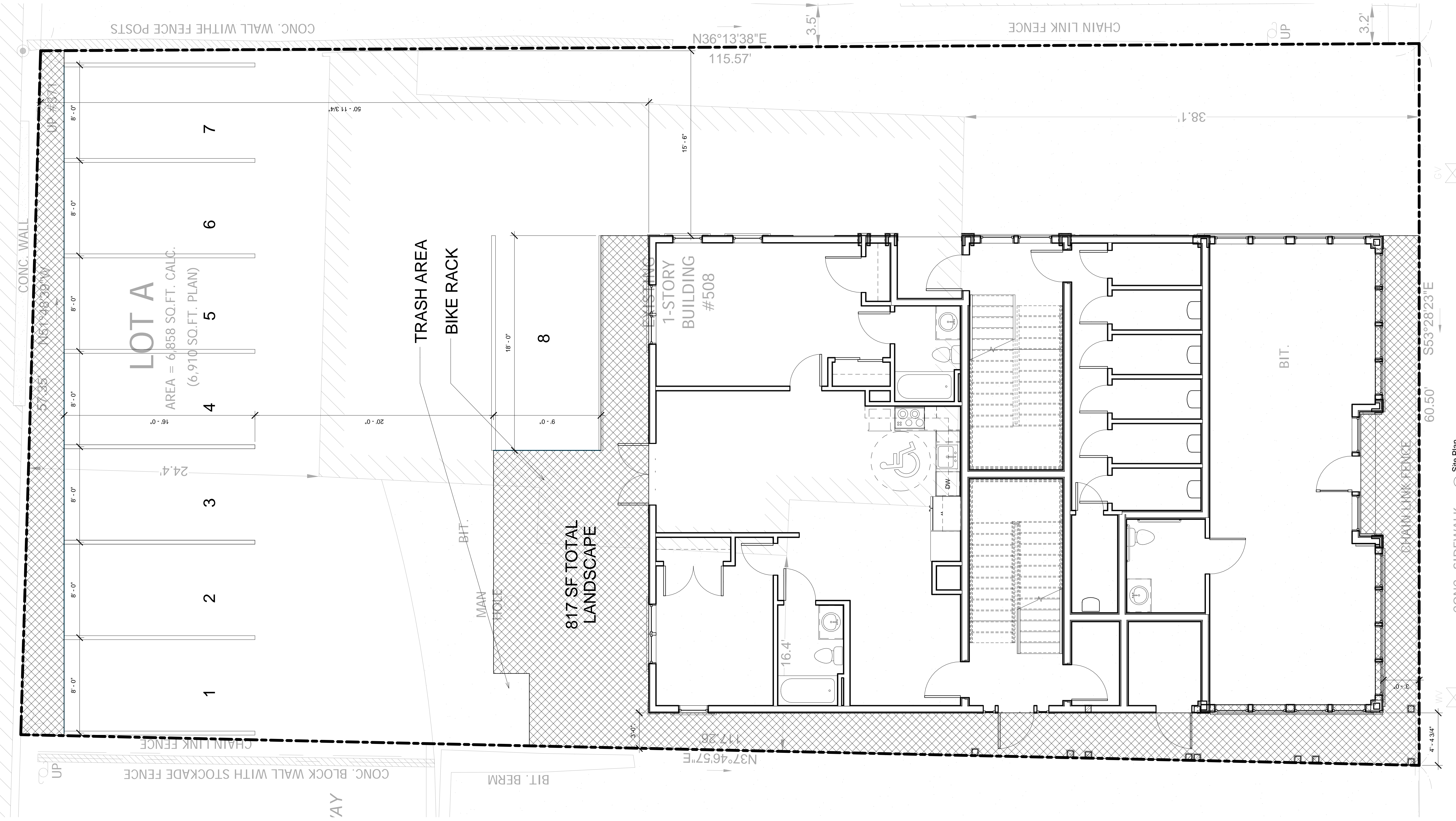
PERENNIALS/GRASSES

KEY	QTY	LATIN NAME	COMMON NAME	SIZE
GS	24	Geranium sanguineum	Cranesbill Geranium	2 gal. pot
TC	12	Tiarella cordifolia 'Running Tapestry'	Running Foamflower	1 gal. pot
VM	102	Vinca minor	Vinca	4" pots

PLANTING NOTES

- All plant material shall be approved by the Landscape Architect prior to arrival on the site.
- All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Association of Nurserymen, Inc.
- No substitution of plant species will be allowed without the written approval of the Landscape Architect. Any proposed substitutions of plant species shall be a plant of equivalent overall form, height and branching habit, flower, leaf and fruit, color and time of bloom.
- The Contractor shall locate and verify all utility line locations prior to staking and report any conflicts to the Landscape Architect.
- All plants shall be staked out in their approximate location by the Contractor. The Contractor shall adjust the locations of these stakes as required by the Landscape Architect to account for subsurface utilities, other field conditions and to achieve design intent. Final locations must be approved by the Landscape Architect prior to planting.
- No planting shall be installed before acceptance of rough grading of topsoil.
- The rootballs of trees shall be planted 3" above adjacent finished grade. Excavate holes no deeper than the rootball of trees. Holes shall be at least 3' greater in diameter than root ball. Backfill planting hole with 'planting mix'. All plants which settle out of plumb or below finished grade shall be immediately replanted.
- The rootballs of shrubs shall be planted 2" above adjacent finished grade. Excavate holes no deeper than the rootball of shrubs.
- All shrubs, groundcovers and perennials shall be planted in continuous planting beds. All beds shall be excavated 12" and the topsoil and subsoil set aside for reuse. Remove all stone and debris from excavated soil. Backfill beds with 12" of 'planting mix' before planting shrubs, perennials and groundcovers.
- 'Planting Mix' shall consist of 2 parts of topsoil saved from site excavations and 1 part compost. Thoroughly mix to create uniform blended mixture. If insufficient topsoil is available on the site, mix existing soil in a ratio of 1 part soil to 1 part compost. Remove all stones and debris larger than 2" from planting mix.
- All beds as shown on the drawings shall be edged with a 4" trench neatly cut and backfilled with bark mulch. All beds shall be covered with no less than 2" depth settled bark mulch and no greater than 3" depth bark mulch.
- All planting to be done under the full time supervision of a certified arborist, nurseryman or licensed Landscape Architect.
- All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.





PROJECT NAME
508 SOMERVILLE AVE
PROJECT ADDRESS
 508
 SOMERVILLE AVE,
 SOMERVILLE, MA
CLIENT
508 Somerville
Avenue LLC

ARCHITECT
 KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:



REGISTRATION

Project number	13083
Date	07/11/14
Drawn by	MT/MR/CC
Checked by	JSK
Scale	As indicated

REVISIONS

No.	Description	Date

ZONING CHART

BA ZONE	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	N/A	6858 SF	6858 SF
LOT AREA/DU 1-9DU	875 SF/DU	N/A	979 SF/DU
FAR	2	.27 / 1862SF	1.47 / 10143SF
MAX GROUND COVER	80% 4008SF	27% 1862SF	35% / 2404 SF
LANDSCAPE AREA	10% 501SF	0%	12% 854SF
PERMEABLE AREA	N/A	0%	12% 854SF
MAX HEIGHT	50'-0" / 4ST	15' - 0"	49' - 0"
FRONT SETBACK	N/A	38.1'	3'-0"
LEFT SIDE SETBACK	N/A	16.4	3'-0"
RIGHT SIDE SETBACK	N/A	0'	15'-06"
REAR SETBACK	10'+2'/ST=16'	22.4'	51'- 0"
FRONTAGE	N/A	60.5'	60.5'
PARKING	0	0	8

GENERAL SITE PLAN NOTES
 1. SEE CIVIL PLANS FOR ADDITIONAL NOTES
 2. SEE LANDSCAPE PLAN FOR PLANTING LIST AND NOTES

Site Plan & Locus
A-001
 508 SOMERVILLE AVE

PROJECT NAME

508 SOMERVILLE AVE

PROJECT ADDRESS
508
SOMERVILLE AVE,
SOMERVILLE, MA

CLIENT

**508 Somerville
Avenue LLC**

ARCHITECT

KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION



Project number 13083
Date 07/11/14
Drawn by MT/MR/CC
Checked by KDI
Scale 1/4" = 1'-0"

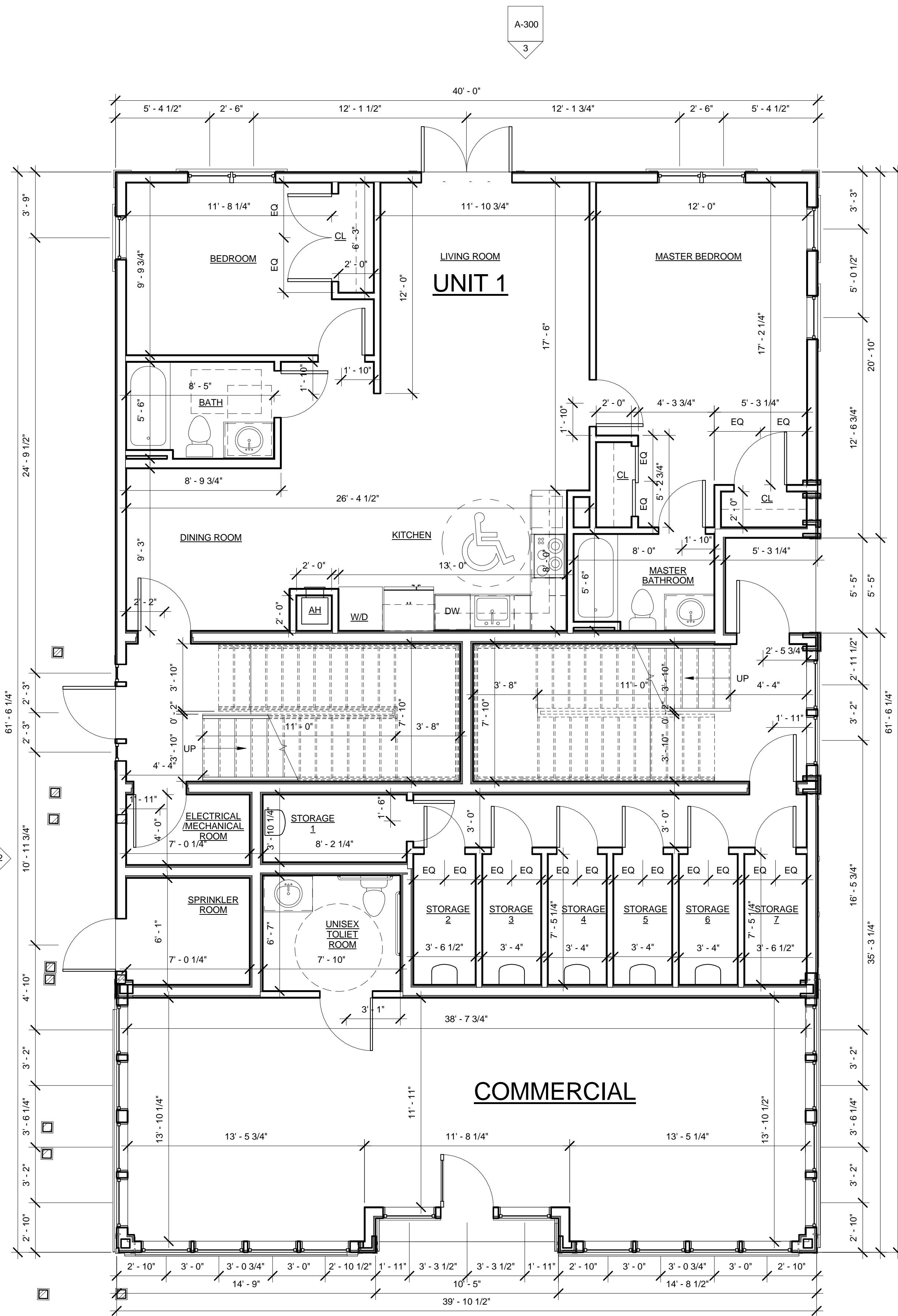
REVISIONS

No.	Description	Date

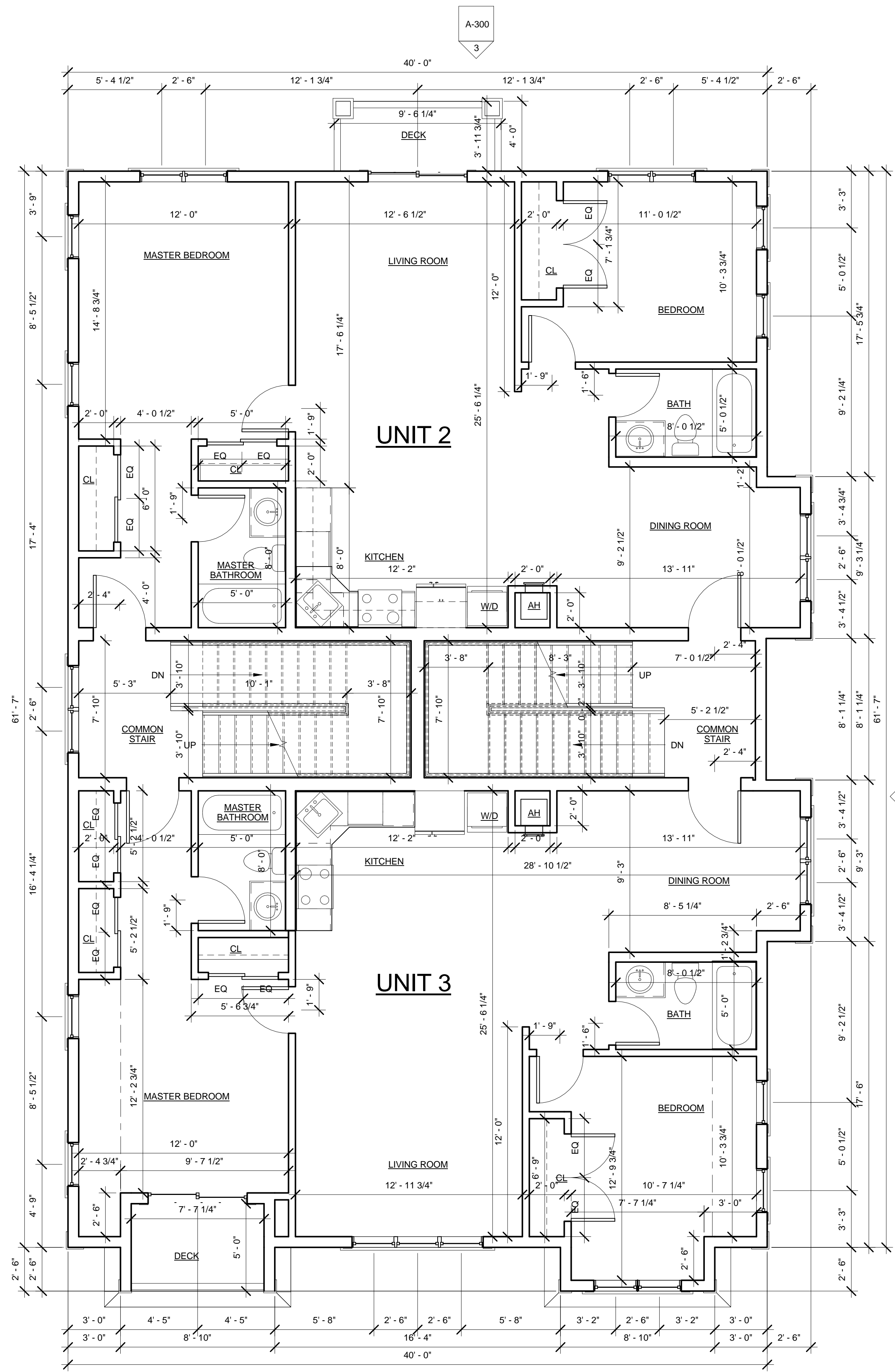
**1st & 2nd Floor
Plans**

A-100

508 SOMERVILLE AVE



1 First Floor Level
1/4" = 1'-0"



2 Second Floor Level
1/4" = 1'-0"

PROJECT NAME

508 SOMERVILLE AVE

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SOMERVILLE, MA

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Scale 1/4" = 1'-0"

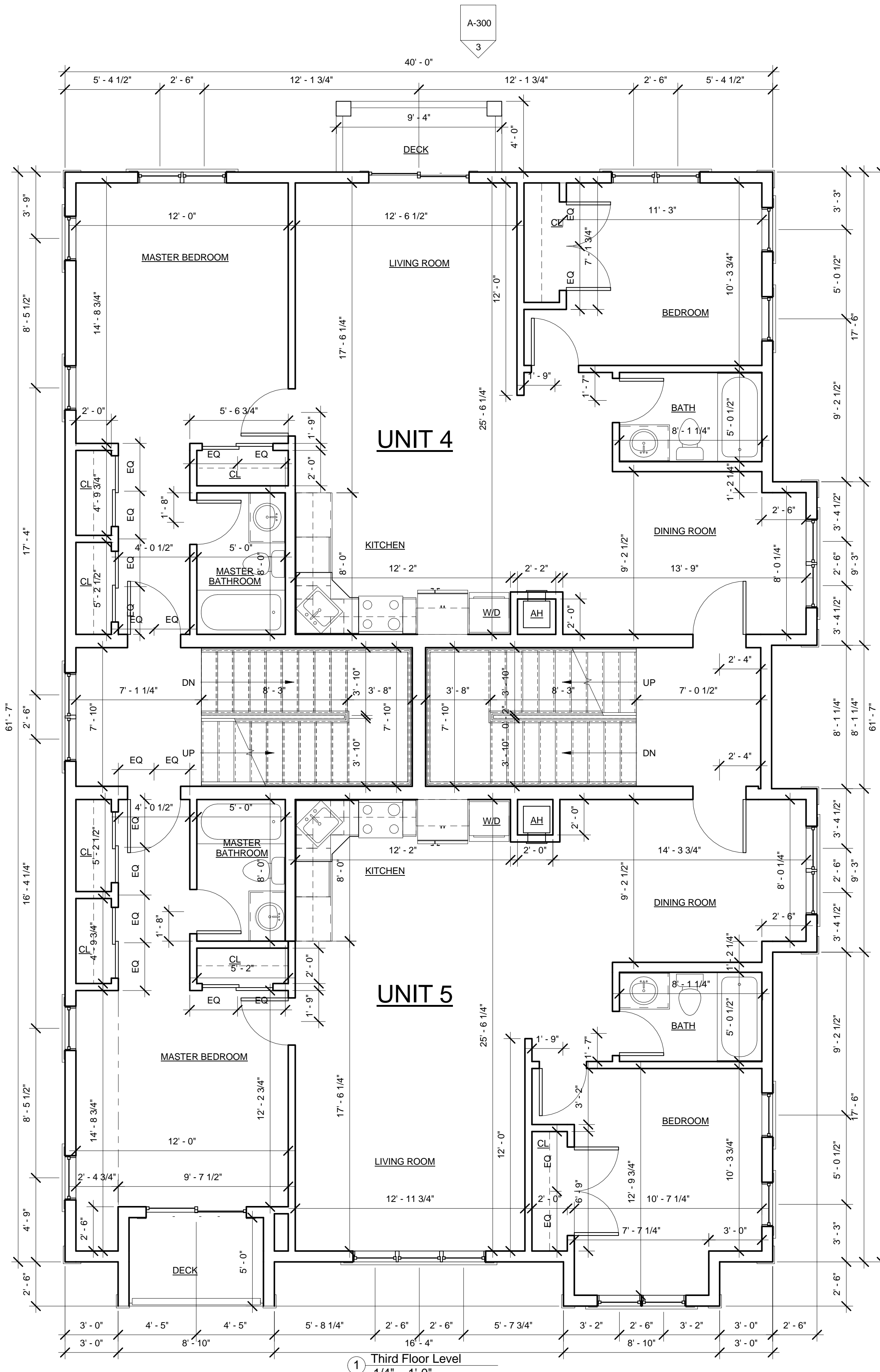
REVISIONS

No.	Description	Date

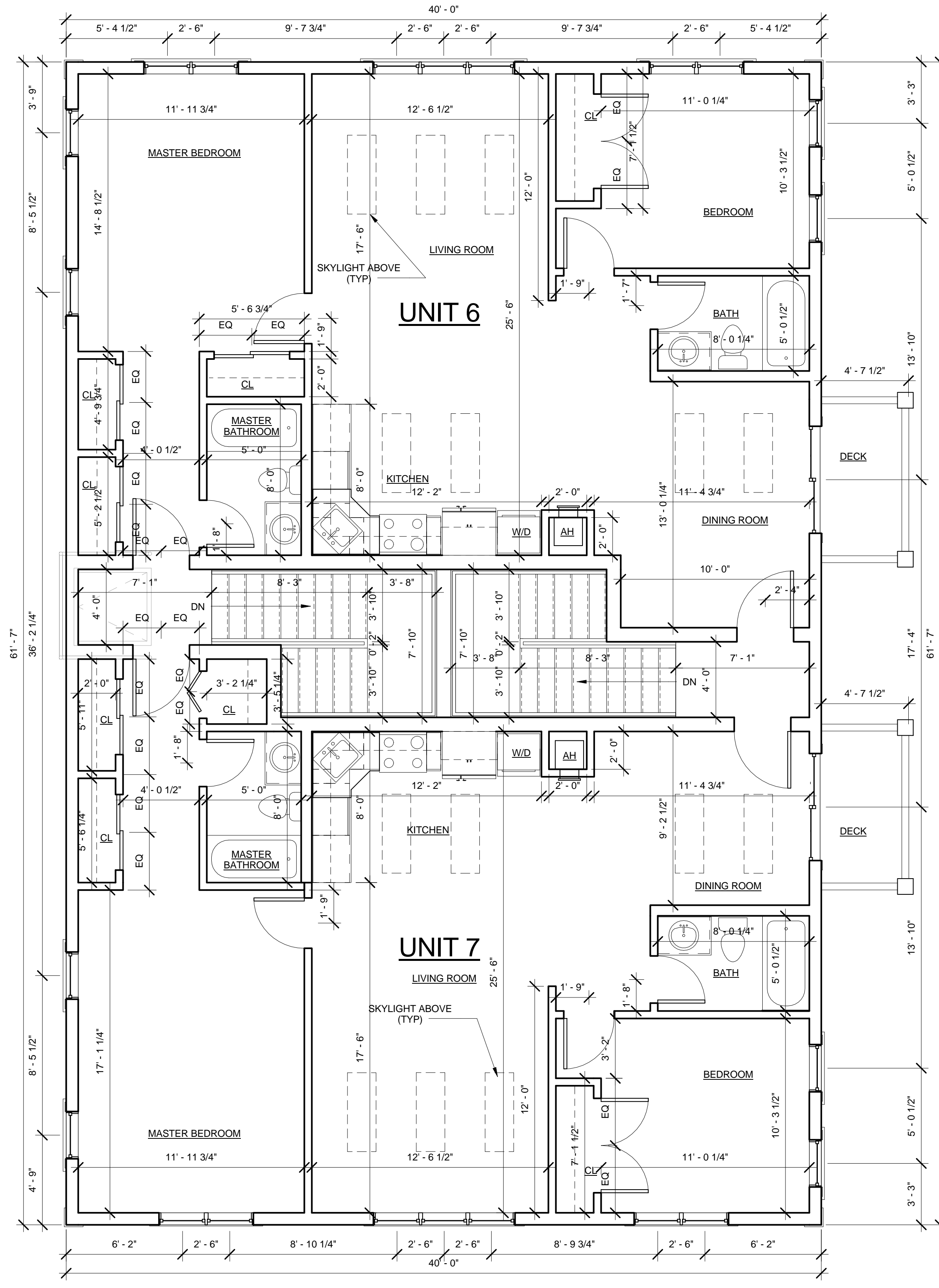
3rd Floor & 4th
Floor

A-101

508 SOMERVILLE AVE



1 Third Floor Level
1/4" = 1'-0"



2 4th Floor Level
1/4" = 1'-0"

7/29/2014 4:35:11 PM G:\1313083_508 Somerville Ave\03 Drawings\01_ARCH\13083_508 Somerville Ave_Special permit set_07-29-14.rvt

PROJECT NAME

508 SOMERVILLE AVE

PROJECT ADDRESS
508
SOMERVILLE AVE,
SOMERVILLE, MA

CLIENT

**508 Somerville
Avenue LLC**

ARCHITECT

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SOMERVILLE, MA 02143
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CONSULTANTS:

REGISTRATION



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Date 07/11/14
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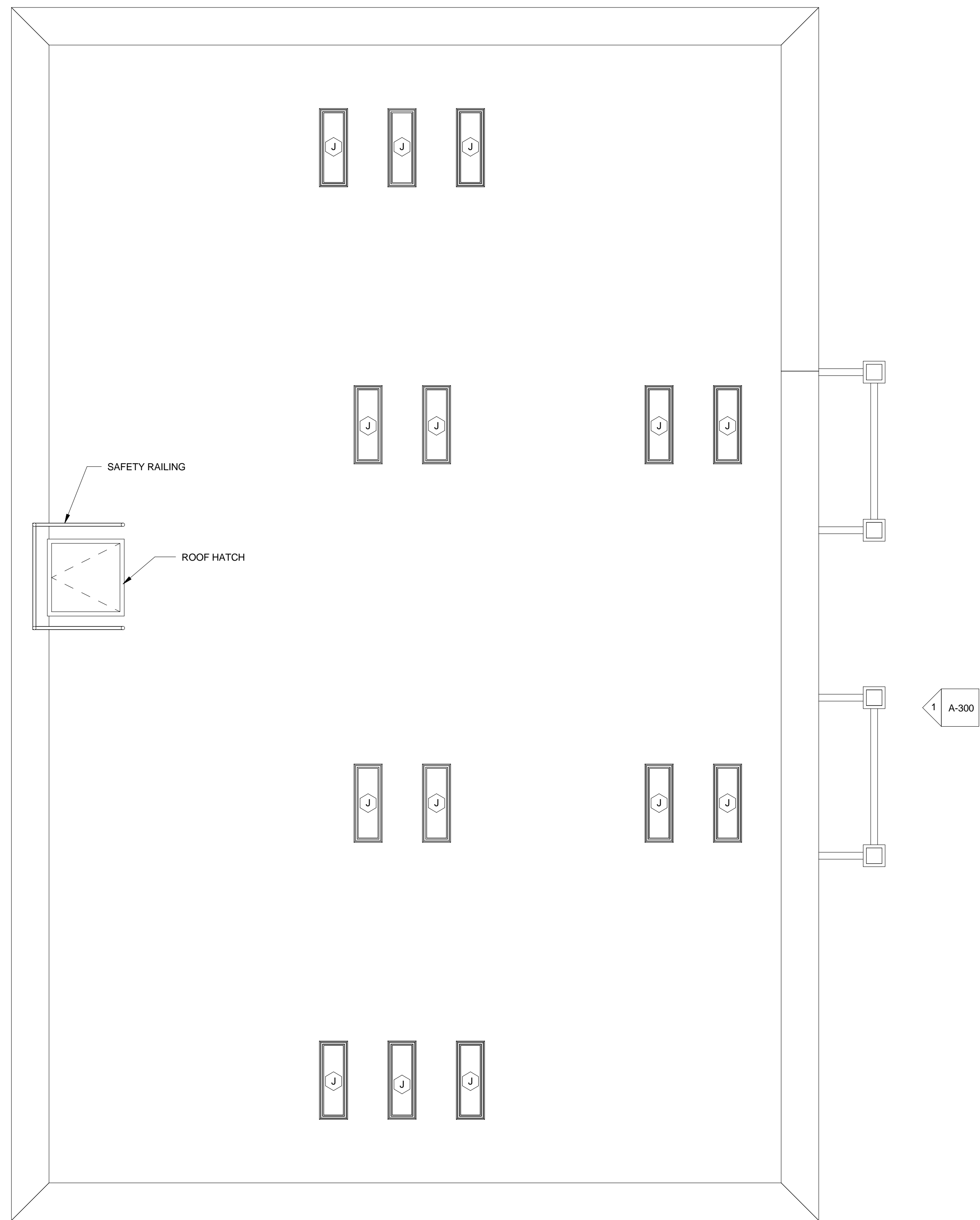
REVISIONS

No.	Description	Date

Roof Plan

A-102

508 SOMERVILLE AVE



1 Roof
1/4" = 1'-0"

PROJECT NAME

508 SOMERVILLE AVE

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SOMERVILLE, MA

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CONSULTANTS:



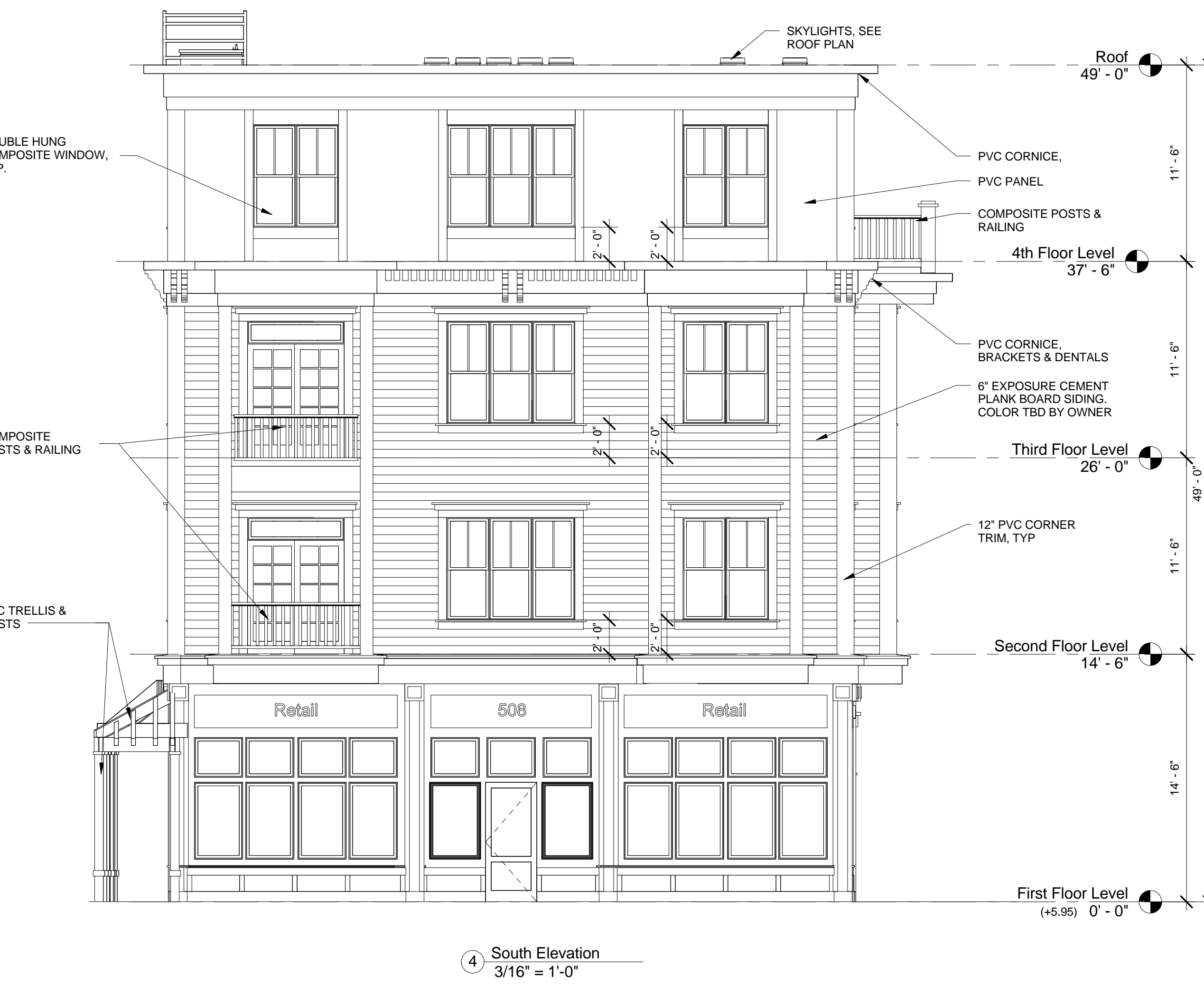
1 East Elevation
3/16" = 1'-0"



3 North Elevation
3/16" = 1'-0"



2 West Elevation
3/16" = 1'-0"



4 South Elevation
3/16" = 1'-0"

REGISTRATION



Project number 13083
Date 07/11/14
Drawn by MT/MR/CC
Checked by KDI
Scale 3/16" = 1'-0"

REVISIONS

No.	Description	Date

Building Elevations

A-300

508 SOMERVILLE AVE



④ 3D View 7



⑤ 3D View 8



③ 3D View 6



① Elevation 1 - d
1" = 10'-0"

PROJECT NAME

508-510 Somerville Ave

PROJECT ADDRESS

508-510 Somerville Ave
SOMERVILLE, MA

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REGISTRATION



Project number 13083.13084
Date 02-20-2014
Drawn by MT, CC
Checked by KDI
Scale 1" = 10'-0"

REVISIONS

No.	Description	Date

Street View &
Perspectives

A-303

508-510 Somerville Ave